027.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,009,600	/	1,009,600
USE VALUE:	1,009,600	/	1,009,600
ASSESSED:	1,009,600	/	1,009,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93	-95	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOMENICI PAUL P & LISA H/TR
Owner 2:	PAUL P DOMENICI REV TRUST
Owner 3:	LISA H DOMENICI REV TRUST
Street 1:	1161 BROADWAY
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	DOMENICI PAUL P & LISA H/TR -
Owner 2:	LISA H DOMENICI REV TRUST -
Street 1:	1161 BROADWAY
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02144

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	554,800		454,800	1,009,600
Total Card	0.114	554,800		454,800	1,009,600
Total Parcel	0.114	554,800		454,800	1,009,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.27 | /Parcel: 462.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18536
GIS Ref	
GIS Ref	
Insp Date	07/29/17

!2255!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	554,800	0	4,950.	454,800	1,009,600	1,009,600	Year End Roll	12/18/2019
2019	104	FV	408,200	0	4,950.	483,200	891,400	891,400	Year End Roll	1/3/2019
2018	104	FV	408,200	0	4,950.	352,500	760,700	760,700	Year End Roll	12/20/2017
2017	104	FV	354,800	0	4,950.	307,000	661,800	661,800	Year End Roll	1/3/2017
2016	104	FV	354,800	0	4,950.	261,500	616,300	616,300	Year End	1/4/2016
2015	104	FV	316,200	0	4,950.	255,800	572,000	572,000	Year End Roll	12/11/2014
2014	104	FV	300,700	0	4,950.	210,300	511,000	511,000	Year End Roll	12/16/2013
2013	104	FV	313,000	0	4,950.	200,100	513,100	513,100		12/13/2012

PRINT

Date	Time
12/10/20	17:42:36

LAST REV

Date	Time
08/07/17	08:40:50
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2255

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOMENICI PAUL P	68585-149		12/14/2016	Convenience	99	No	No		
DOMENICI PAUL P	68585-147		12/14/2016	Convenience	99	No	No		
DOMENICI PAUL P	68585-145		12/14/2016	Convenience	99	No	No		
DOMENICI PAUL P	68585-143		12/14/2016	Convenience	99	No	No		
RAYMOND ANTHONY	62968-260		11/22/2013		696,200	No	No		
	21097-527		4/1/1991	Convenience	1	No	No		Mary Sevland resign as trustee 4/4/2012 58830
DONNELLY ALICE	10263-156		5/6/1963		23,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2014	1325	Window/S	28,000					
4/24/2014	382	Manual	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
3/28/2000	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	454,802	Spl Credit		Total:	454,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13076925
Const Adj.:	0.99732524
Adj $ / SQ:	191.717
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621950
Depreciation:	67171
Depreciated Total:	554779

COMMENTS

NO INSP SFL INFO FROM OWNER SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

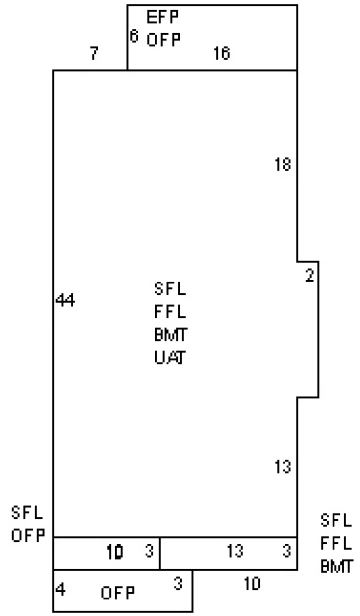
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.72
Special Features:	0	Val/Su Net:	146.19
Final Total:	554800	Val/Su SzAd	254.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,107	191.720	212,230
BMT	Basement	1,077	57.510	61,944
FFL	First Floor	1,077	191.720	206,479
UAT	Upper Attic	260	76.690	19,900
OFP	Open Porch	178	25.700	4,575
EFP	Enclos Porch	96	55.440	5,322
	Net Sketched Area:	3,795	Total:	510,450
Size Ad	2184	Gross Are	4573	FinArea 2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	